



CULLODEN HOUSE
WESTWARD HO!



ENDLESS VIEWS & POSSIBILITIES

Perched above the sweeping sands of Westward Ho!, Culloden House captures everything we love about coastal living — space, elegance, light and those unforgettable ocean views.

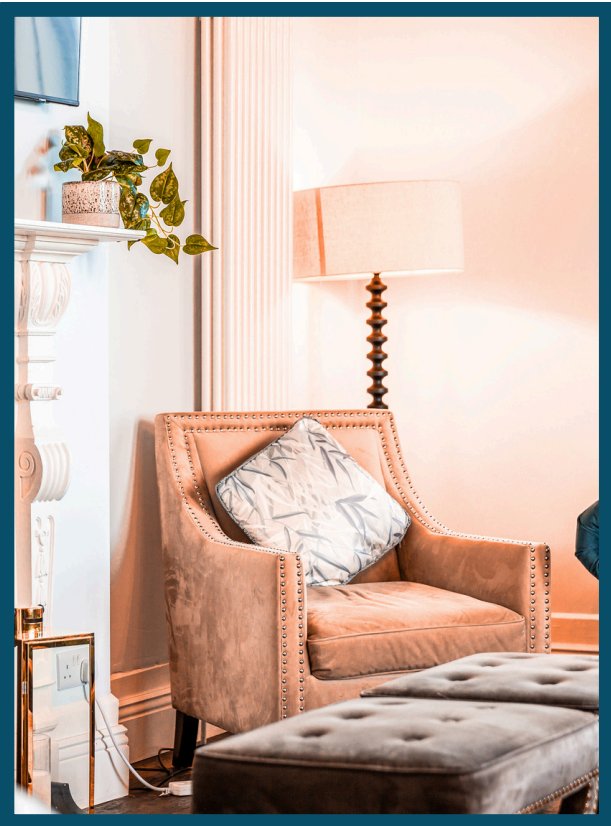
With eight bedrooms, six and a half bathrooms, and panoramic sea views stretching from Lundy Island to the distant Saunton Sands, this magnificent Victorian home offers both grandeur and flexibility.

It's the perfect balance of character and comfort, equally suited to life as a full-time family home, a refined coastal retreat, or a property that blends home and income with its self-contained lower-ground floor apartment annexe.

Behind the handsome red-brick façade, you'll find spacious, professionally designed interiors that pair period detailing with calm, contemporary styling — creating a timeless home that feels instantly welcoming.

Here, you can surf before breakfast, walk the South West Coast Path after lunch, and dine in some of Devon's finest eateries by evening.







THE GRAND FLOOR

Step through the stained-glass porch into a hallway that feels more boutique hotel than domestic entrance. High ceilings, panelling, and natural light combine to make a lasting impression.

To the left, the formal sitting room commands sweeping views across the bay — sunlight dancing through sash windows. Pocket doors lead through to a generous dining space, ideal for lively gatherings or long, late suppers with a backdrop of ocean and sky.

Across the hall, a study offers a quiet work-from-home space, while the cloakroom and guest WC keep life practical behind the scenes.





THE KITCHEN & TERRACE

At the heart of the home, the kitchen brings classic design into the modern age — navy cabinetry, soft quartz surfaces, gold accents and a central island that invites conversation. It's a cook's kitchen, yes, but also a social space where stories are shared over a glass of wine.

A side door opens onto the private terrace — an outdoor living space designed for gatherings and relaxation. Picture summer evenings with the barbecue glowing, a glass in hand, and the Atlantic sunset as your backdrop.

There's room for dining, lounging, and even a hot tub — the perfect finishing touch to life by the sea.



When it's time to deck the halls, the grand hallway provides the prime spot for a magnificent Christmas tree, creating a festive focal point for the entire home.





THE FIRST FLOOR SUITES

Upstairs, four generous bedrooms await — each one filled with light and beautifully styled.

The principal suite is pure indulgence: a roll-top bath by the window, a marble-finished shower room with gold fittings, and views that stretch endlessly over the surf.


A second en-suite bedroom mirrors that sense of calm luxury with yet another roll top bath and shower room, while a Jack & Jill en-suite connects two further doubles — ideal for children or visiting family.



THE SECOND FLOOR RETREAT



The top floor continues the sense of space and serenity with four further double bedrooms, all bright, calm and sea-facing.

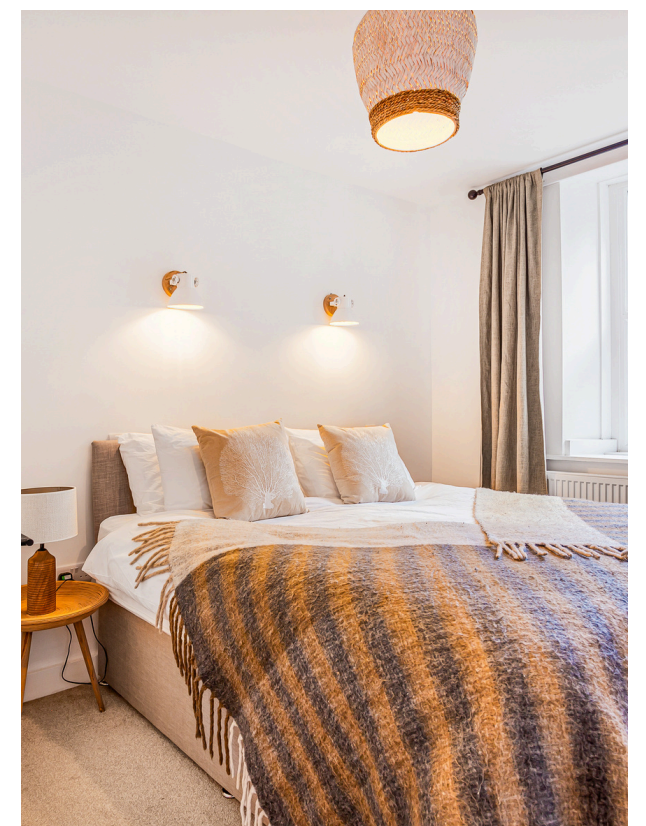


Two bedrooms include their own en-suites, while the remaining pair share a generous family bathroom.

With another freestanding bath and a walk-in shower, offering a chance to soak up the sea views from the picture window – perhaps one of the best beach views in Westward Ho!

Whether it's visiting guests, a holiday let, or a large family that loves to host, there's room for everyone here.






THE BEACH APARTMENT ANNEXE

Below the main house lies The Beach Apartment — a self-contained, three-bedroom haven with its own entrance, sea-view patio and light-filled living space.

It's perfect as a multi-generational/owner living space, an independent holiday rental, or an income opportunity that complements the main home.

Stylishly presented and thoughtfully designed, it's as much a lifestyle choice as a practical one — morning coffee on the terrace, evenings watching the tide, and flexible independence from the main house above.



A photograph of a three-story white building with a bay window and a garden. The building has white walls and dark window frames. The bay window is a prominent feature, showing a dining area inside. To the left of the building is a raised terrace with outdoor furniture and a hot tub. Below the terrace is a sunken garden with green grass. The background shows a stone wall and trees.

Outside the terrace, garden and outdoor entertaining spaces have been cleverly designed to make the most of the coastal setting, while still feeling private and peaceful.

Directly off the kitchen, the raised terrace becomes the heartbeat of summer living — a sociable, sun-soaked platform with space for dining, lounging and unwinding in the six-person hot tub as the sun sinks into the horizon. There's even an outdoor kitchen and barbecue area.

Steps lead down to the sunken garden, a calm and sheltered retreat framed by greenery and sea air. Here, you'll find a more intimate space — ideal for morning coffee, quiet reading, or simply escaping the world for a while.

With the sound of the waves in the distance and total privacy around you, it's a hidden pocket of tranquillity.

OUT AND ABOUT

Here, mornings begin with the sound of the surf and end with fiery sunsets over the bay. The two-mile golden beach is a haven for surfers, swimmers and paddleboarders, while the South West Coast Path winds along the cliffs, offering breathtaking walks and hidden coves waiting to be discovered.

For golfers, life doesn't get better than this. The world-famous Royal North Devon Golf Club, just moments from Culloden House, is England's oldest links course — a spectacular stretch of natural fairways shaped by the sea and the wind. Playing here is less about scorecards and more about soaking in the views, the history and the wild beauty of the landscape. Membership opens the door to a thriving social scene, from tournaments to clubhouse dinners overlooking the dunes.

Beyond the beach, Westward Ho! is home to a growing number of independent cafés, restaurants and coastal boutiques. Locals rave about The Pier House for its sunset cocktails and sea-view dining, Moran's Thai for authentic flavours and warmth, and The Pig on the Hill for its relaxed Sunday roasts and countryside views.

Just a few miles away, Bideford adds a touch of history and bustle. This charming port town sits on the River Torridge and offers an excellent mix of independent shops, artisan markets, and practical essentials. You'll find everything from riverside pubs and antique stores to art galleries, bakeries and boutiques. The quay hums with life year-round, and the famous Burton Art Gallery & Museum brings culture and creativity to the heart of the town.

You can even jump aboard a ferry to Lundy Island for more adventures on the high sea!

With easy access to the A39, life here connects effortlessly to the wider North Devon coastline — from Appledore's pastel harbourfront to the dramatic cliffs of Hartland, or a quick escape inland to Exmoor National Park.

ASK THE OWNERS

Where do you go when you need...



Groceries?

Your choice of supermarkets
at Bideford



A walk?

Take your pick - the Beach
or The Coastal Path



A bite to eat?

The Pier House or
Moran's Thai Restaurant



A day out with the family?

The Big Sheep or The Milky
Way



A local pub?

The Pig on The Hill

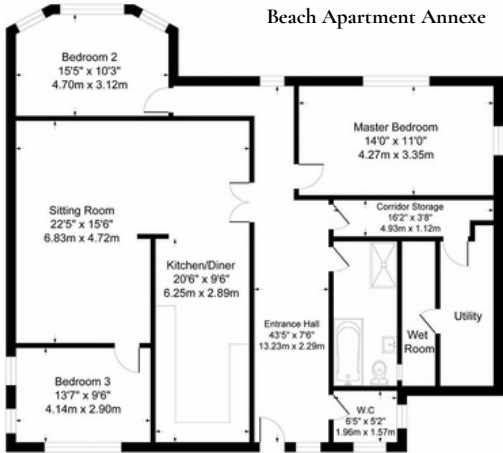
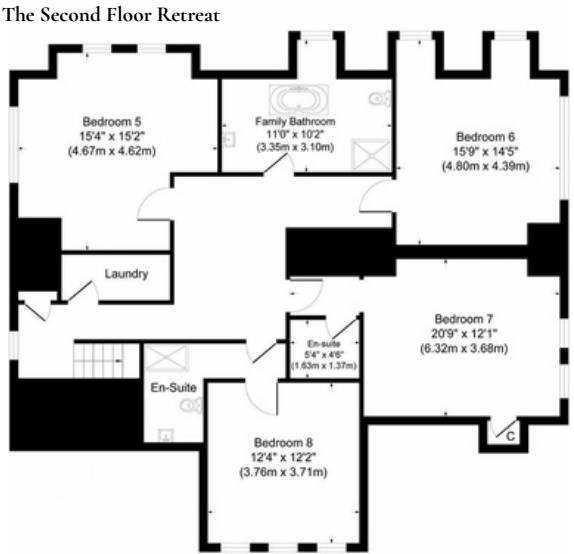
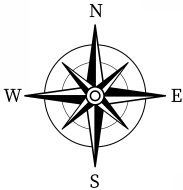
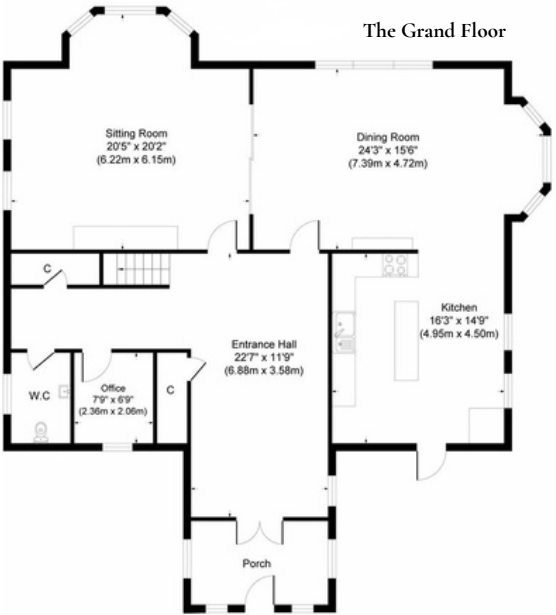


School?

Appledore Primary School,
Bideford College or Kingsley
Independent

FLOORPLANS

Approximate total internal floor space: 6077 sq.ft / 564 m2



FINER DETAILS

- A Freehold Detached House with Annexe
- 8 bedrooms with 6 ensuites and two family bathrooms
- Annexe with 3 bedrooms and a shower/bath room
- Fully fitted kitchens
- Gas Central Heating
- Garage and stores
- Secluded patios and terraces including Hot Tub & peaceful sunken garden.
- Expansive sea and beach views
- On road parking
- Mains water, gas, electricity and drainage
- Ultrafast broadband available
- Council tax band: TBC (Ask for details)

WATCH
NIC'S
VIDEO
TOUR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	79 C
39-54	E		
21-38	F		
1-20	G		



01271 410108 | sales@matchproperty.co.uk